HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2012

New Home Market

Winnipeg Housing Starts Ease in November 2012

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 327 units in November, down from 369 in November 2011. The decrease was felt in both the single-detached and multi-family sectors. After eleven months, total housing starts for 2012 numbered 3,896 units, up 25 per cent from the same period of 2011.

There were 178 single-detached homes started in November, 10 per cent fewer than the 197 initiated in November 2011. With one month remaining in 2012, single-detached starts totalled 1,978 units, seven per cent more than during the same period last year. Meanwhile, the number of single-detached homes completed in November rose to 203, four per cent more than during

Figure 1

Source: CMHC

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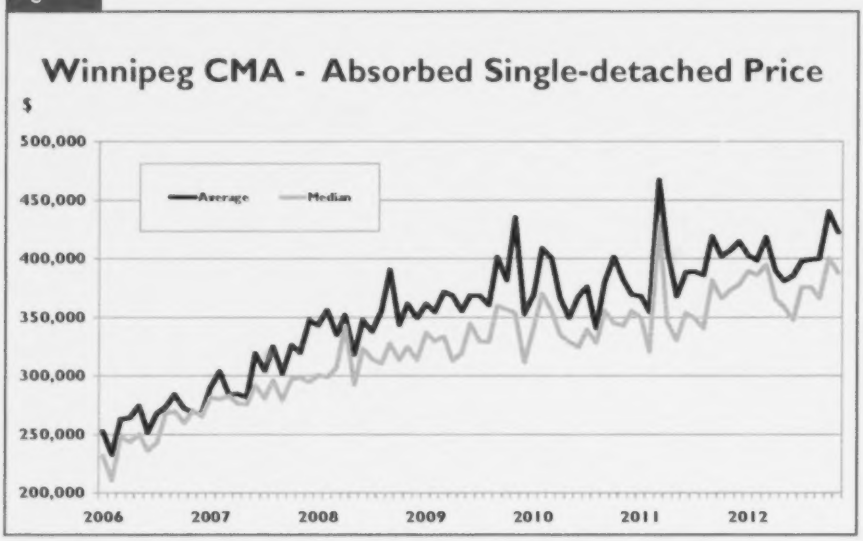
Figure 2



Source: CMHC

November 2011. This brings the total number of completions in the first eleven months of 2012 to 1,862 units, seven per cent more than during the same period in the year prior. The number of single-detached units under construction at the end of November was 1,117, an increase of 14 per cent over the previous year.

There were 195 single-detached homes absorbed in November, five more than the number absorbed during November 2011. This brought the number of units absorbed during the first eleven months of 2012 to 1,803, four per cent more than during the same period of 2011. With completions slightly outpacing absorptions so far this year, the inventory of completed and unoccupied single-detached homes rose to 233 units in November, 19 per cent higher than where it stood during the same month of 2011. When added to the number of units under construction, the total supply of single-detached units was 1,350 units at the end of November, 15 per cent higher than one year earlier. At the current twelve-month average rate of absorption, this represents eight months of supply.

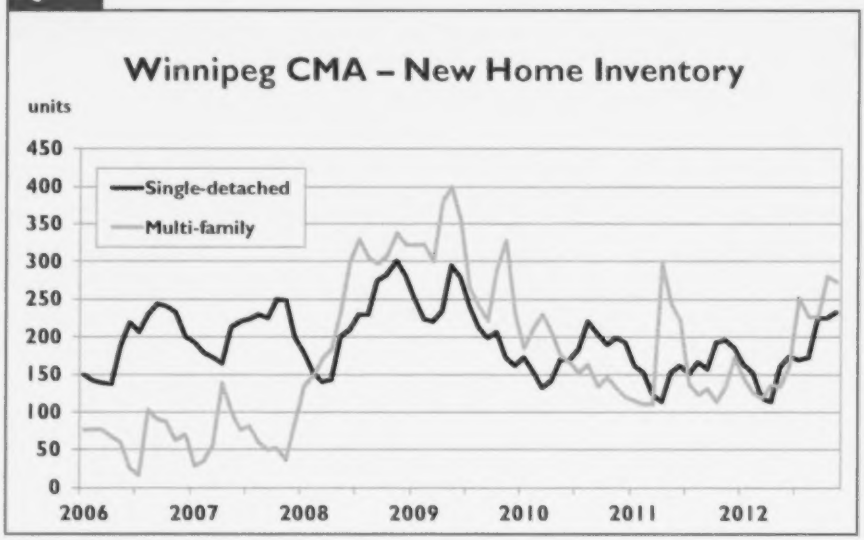
The average price of a new single-detached home absorbed in the Winnipeg CMA in November 2012 was $422,382, up four per cent from November 2011. The median price saw an identical increase under the same comparison and stood at $388,500. The year-to-date average price in November was $402,362, an increase of two per cent over the previous year.

The multi-family sector, which consists of semi-detached units, rows, and apartments, saw 149 units break ground in November 2012, 13 per cent fewer than the 172 units started one year earlier. After eleven months, multi-family starts totalled 1,918 units, 51 per cent more than the 1,267 units started during the same period of 2011. Year-to-date semi-detached starts numbered 112 units, nearly three times as many as were started over the same period last year. To the end of November, row starts were 39 per cent lower at 188 units compared to a year earlier. Meanwhile, apartment starts rose 75 per cent to 1,618 units compared to the first eleven months of 2011.

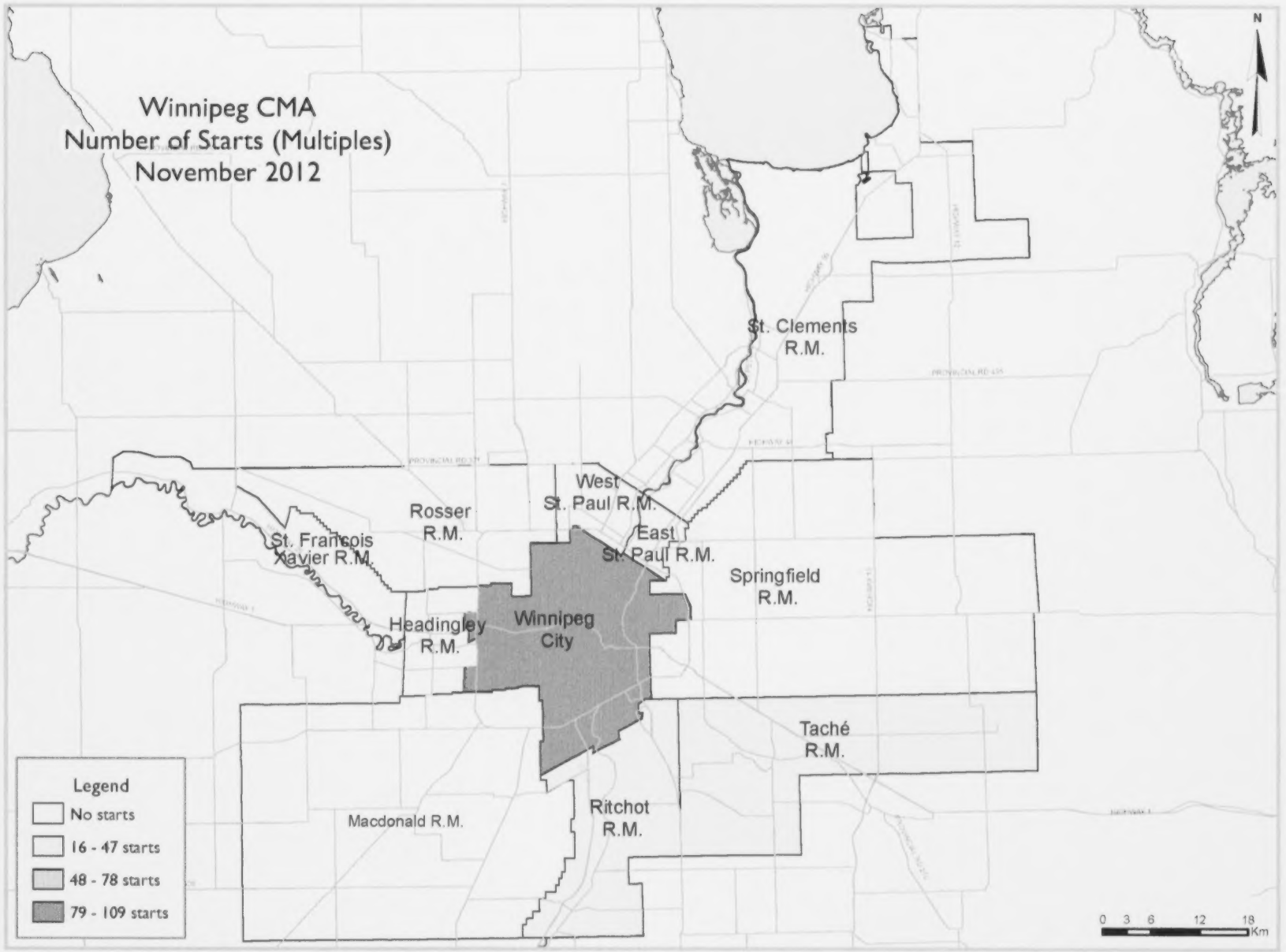
With increased starts, the number of multi-family units under construction at the end of November 2012 was 1,908, an increase of 30 per cent compared to the 1,473 units under construction in the same period in 2011. There were 186 multi-family units completed during November 2012, the same number that were completed during November last year. This brought the number of units completed during the first eleven months of the year to 1,285, 22 per cent more than for the same period

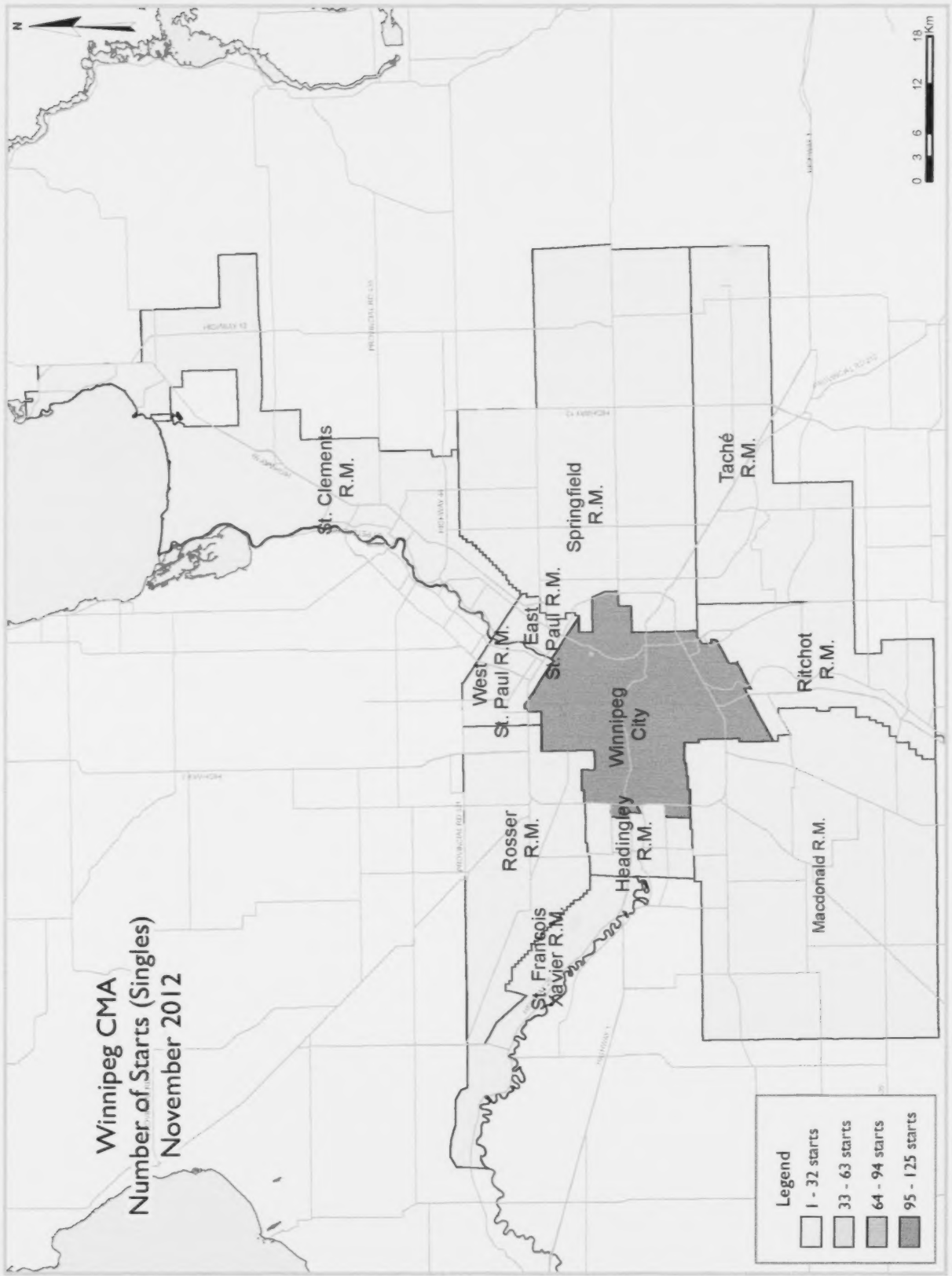
of 2011. There were 193 multi-family units absorbed in November 2012, 16 per cent more than the number of units absorbed one year earlier. Year-to-date, absorptions totalled 1,133 units, an increase of 18 per cent compared to the same period of 2011. The inventory of complete and unabsorbed multi-family units more than doubled to 273 units from 134 units in November of 2011. Added to the number of units under the construction, the supply of multi-family dwellings totalled 2,181 units at the end of November, 36 per cent more than one year earlier. At the current 12-month average rate of absorption, this represents 19 months of supply.

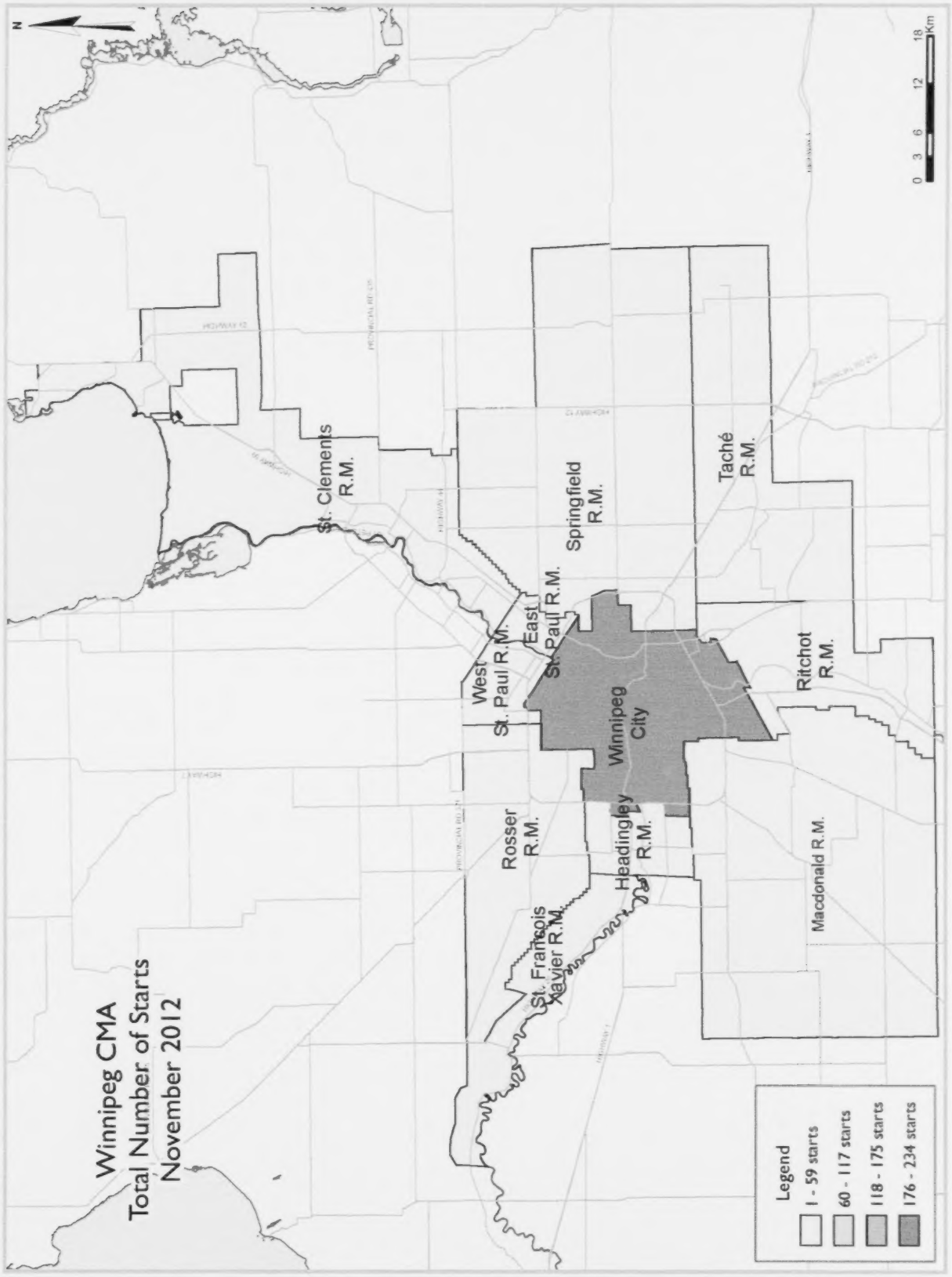
Figure 3

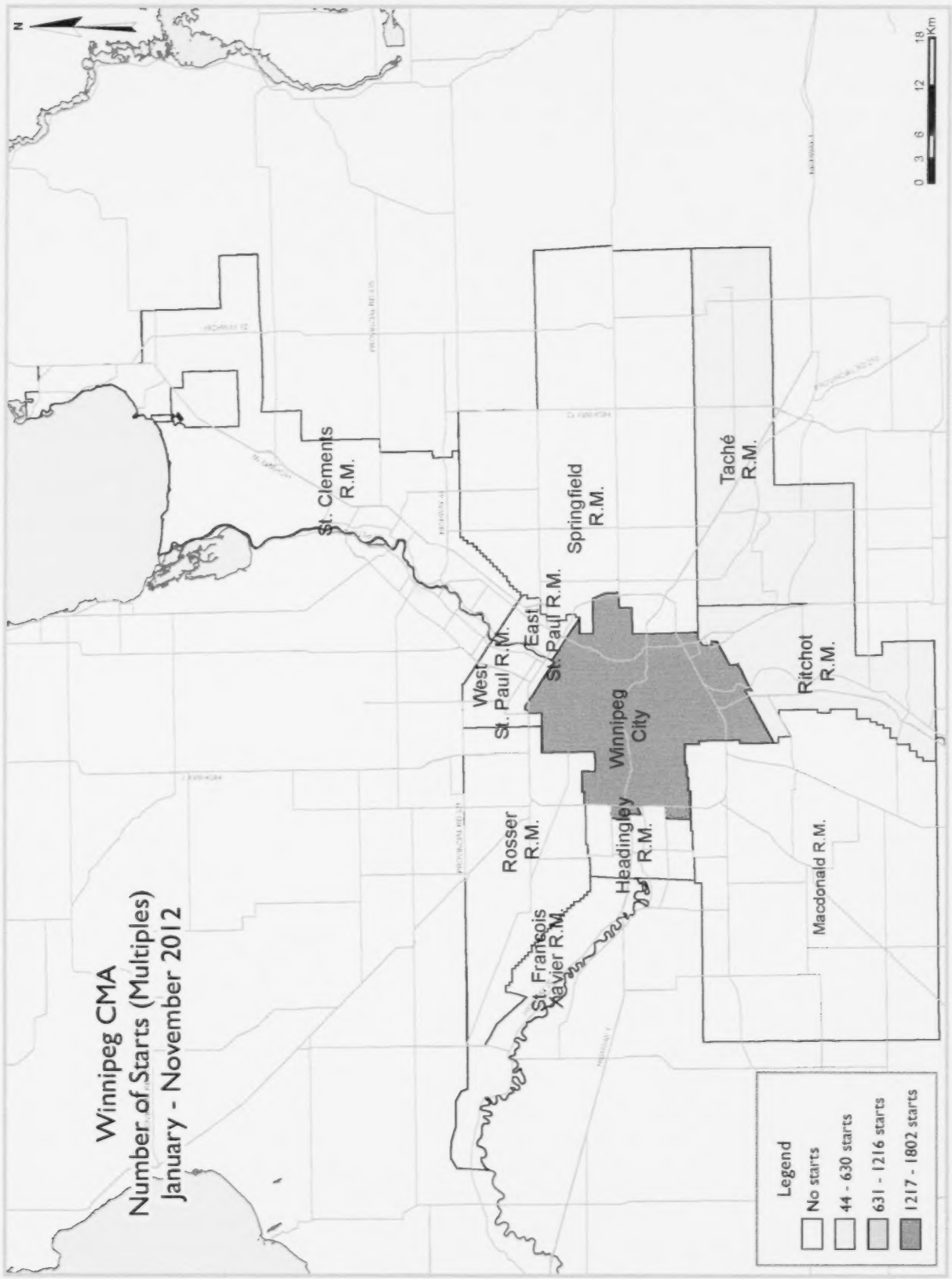


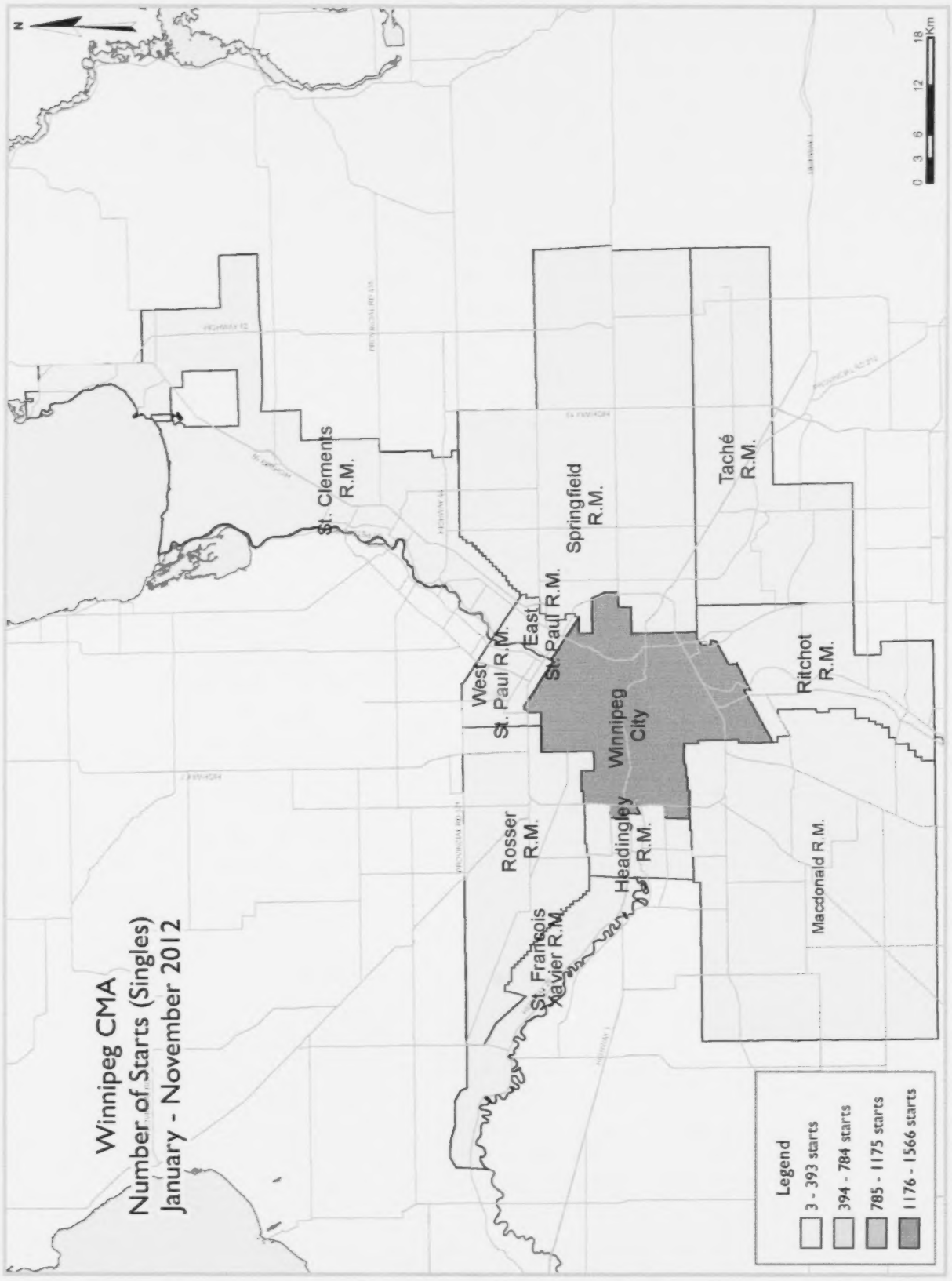
Source: CMHC

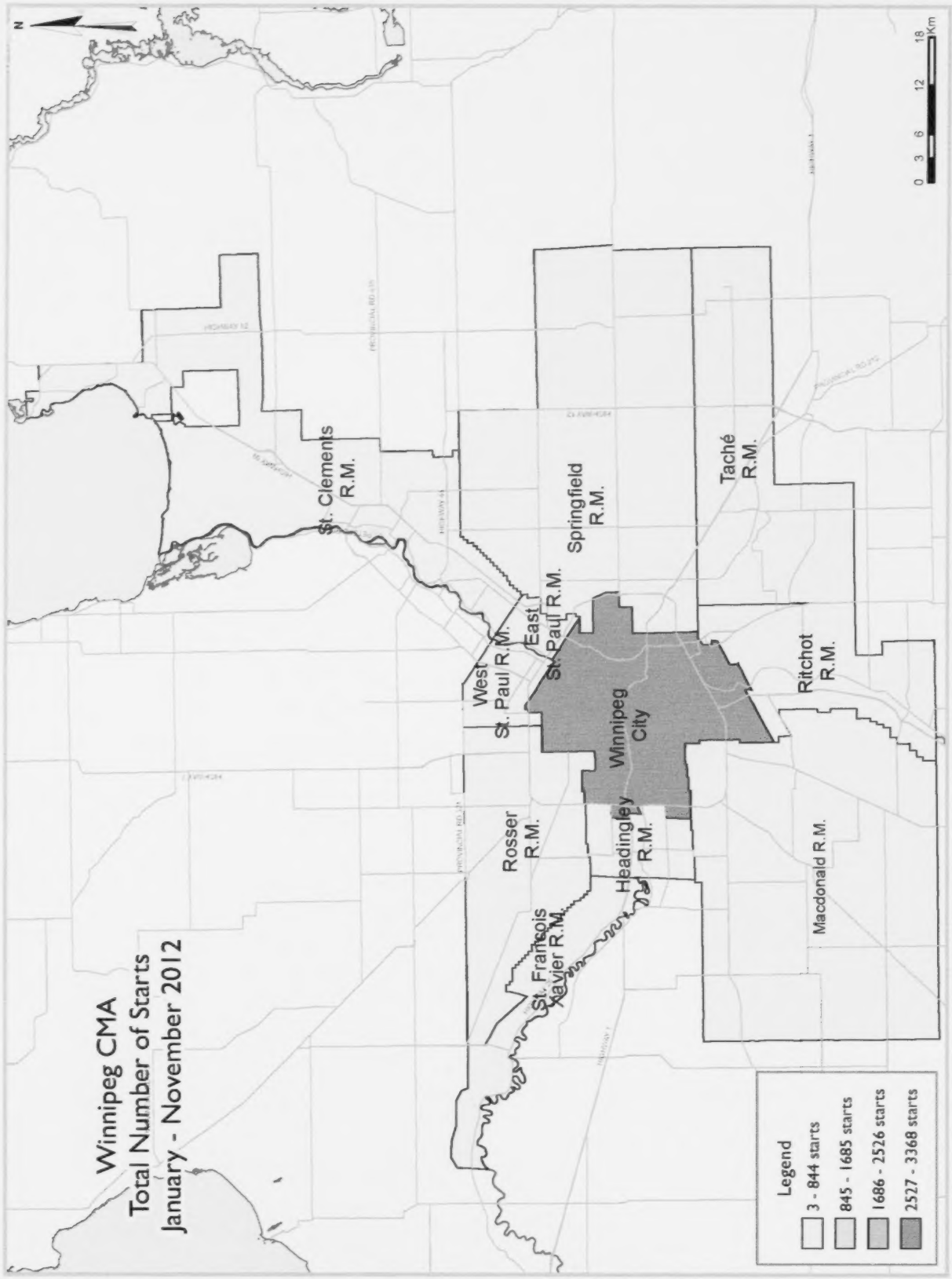

Winnipeg CMA
Number of Starts (Multiples)
November 2012
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
No starts
16 - 47 starts
48 - 78 starts
79 - 109 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
November 2012
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
1 - 32 starts
33 - 63 starts
64 - 94 starts
95 - 125 starts


Winnipeg CMA
Total Number of Starts
November 2012
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
1 - 59 starts
60 - 117 starts
118 - 175 starts
176 - 234 starts


Winnipeg CMA
Number of Starts (Multiples)
January - November 2012
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
44 - 630 starts
631 - 1216 starts
1217 - 1802 starts


Winnipeg CMA
Number of Starts (Singles)
January - November 2012
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
Macdonald R.M.
St. François Xavier R.M.
Legend
3 - 393 starts
394 - 784 starts
785 - 1175 starts
1176 - 1566 starts


Winnipeg CMA
Total Number of Starts
January - November 2012
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
3 - 844 starts
845 - 1685 starts
1686 - 2526 starts
2527 - 3368 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2012	176	2	0	2	34	85	0	28	327
November 2011	190	0	0	7	78	46	0	48	369
% Change	-7.4	n/a	n/a	-71.4	-56.4	84.8	n/a	-41.7	-11.4
Year-to-date 2012	1,967	66	3	11	231	774	0	844	3,896
Year-to-date 2011	1,821	32	4	32	166	303	143	619	3,120
% Change	8.0	106.3	-25.0	-65.6	39.2	155.4	-100.0	36.3	24.9
UNDER CONSTRUCTION									
November 2012	1,113	40	3	4	146	839	0	880	3,025
November 2011	964	10	0	14	116	428	64	855	2,451
% Change	15.5	**	n/a	-71.4	25.9	96.0	-100.0	2.9	23.4
COMPLETIONS									
November 2012	190	12	0	12	0	12	3	160	389
November 2011	189	2	0	6	37	36	12	99	381
% Change	0.5	**	n/a	100.0	-100.0	-66.7	-75.0	61.6	2.1
Year-to-date 2012	1,838	30	0	21	201	362	80	615	3,147
Year-to-date 2011	1,704	32	4	33	137	209	104	570	2,793
% Change	7.9	-6.3	-100.0	-36.4	46.7	73.2	-23.1	7.9	12.7
COMPLETED & NOT ABSORBED									
November 2012	226	7	0	6	31	90	3	143	506
November 2011	183	9	0	13	11	44	13	57	330
% Change	23.5	-22.2	n/a	-53.8	181.8	104.5	-76.9	150.9	53.3
ABSORBED									
November 2012	184	9	0	11	4	11	0	169	388
November 2011	188	0	0	2	36	39	7	84	356
% Change	-2.1	n/a	n/a	**	-88.9	-71.8	-100.0	101.2	9.0
Year-to-date 2012	1,772	30	0	28	180	321	71	534	2,936
Year-to-date 2011	1,705	18	4	26	142	265	91	437	2,688
% Change	3.9	66.7	-100.0	7.7	26.8	21.1	-22.0	22.2	9.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
November 2012	125	2	0	0	34	45	0	28	234
November 2011	151	0	0	0	78	46	0	48	323
East St. Paul R.M.									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	3	0	0	2	0	0	0	0	5
Headingley R.M.									
November 2012	10	0	0	0	0	0	0	0	10
November 2011	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
November 2012	7	0	0	0	0	0	0	0	7
November 2011	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
November 2012	10	0	0	0	0	16	0	0	26
November 2011	2	0	0	0	0	0	0	0	2
Rosser R.M.									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2012	4	0	0	0	0	0	0	0	4
November 2011	11	0	0	0	0	0	0	0	11
St. Francois Xavier R.M.									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2012	10	0	0	2	0	0	0	0	12
November 2011	17	0	0	5	0	0	0	0	22
Tache R.M.									
November 2012	3	0	0	0	0	24	0	0	27
November 2011	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
November 2012	4	0	0	0	0	0	0	0	4
November 2011	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
November 2012	176	2	0	2	34	85	0	28	327
November 2011	190	0	0	7	78	46	0	48	369

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
November 2012	847	36	3	0	140	787	0	844	2,657
November 2011	747	10	0	0	116	398	61	843	2,175
East St. Paul R.M.									
November 2012	11	0	0	2	0	0	0	0	13
November 2011	6	0	0	2	0	0	0	0	8
Headingley R.M.									
November 2012	33	0	0	0	0	0	0	36	69
November 2011	8	0	0	0	0	0	0	0	8
MacDonald R.M.									
November 2012	26	0	0	0	0	0	0	0	26
November 2011	21	0	0	0	0	0	0	0	21
Ritchot R.M.									
November 2012	32	4	0	0	6	16	0	0	58
November 2011	31	0	0	0	0	0	0	0	31
Rosser R.M.									
November 2012	2	0	0	0	0	0	0	0	2
November 2011	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
November 2012	45	0	0	0	0	0	0	0	45
November 2011	46	0	0	0	0	30	0	0	76
St. Francois Xavier R.M.									
November 2012	7	0	0	0	0	0	0	0	7
November 2011	1	0	0	0	0	0	0	0	1
Springfield R.M.									
November 2012	50	0	0	2	0	0	0	0	52
November 2011	50	0	0	12	0	0	0	12	74
Tache R.M.									
November 2012	37	0	0	0	0	36	0	0	73
November 2011	34	0	0	0	0	0	3	0	37
West St. Paul R.M.									
November 2012	23	0	0	0	0	0	0	0	23
November 2011	19	0	0	0	0	0	0	0	19
Winnipeg CMA									
November 2012	1,113	40	3	4	146	839	0	880	3,025
November 2011	964	10	0	14	116	428	64	855	2,451

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
November 2012	149	12	0	0	0	0	3	160	324
November 2011	143	2	0	0	37	36	12	99	329
East St. Paul R.M.									
November 2012	0	0	0	3	0	0	0	0	3
November 2011	3	0	0	1	0	0	0	0	4
Headingley R.M.									
November 2012	2	0	0	0	0	0	0	0	2
November 2011	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
November 2012	5	0	0	0	0	0	0	0	5
November 2011	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
November 2012	6	0	0	0	0	0	0	0	6
November 2011	7	0	0	0	0	0	0	0	7
Rosser R.M.									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
November 2012	5	0	0	0	0	0	0	0	5
November 2011	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2012	14	0	0	9	0	0	0	0	23
November 2011	17	0	0	5	0	0	0	0	22
Tache R.M.									
November 2012	5	0	0	0	0	12	0	0	17
November 2011	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
November 2012	3	0	0	0	0	0	0	0	3
November 2011	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
November 2012	190	12	0	12	0	12	3	160	389
November 2011	189	2	0	6	37	36	12	99	381

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
November 2012	171	7	0	0	31	60	3	143	415
November 2011	156	8	0	0	10	41	11	53	279
East St. Paul R.M.									
November 2012	0	0	0	1	0	0	0	0	1
November 2011	1	0	0	6	0	0	0	0	7
Headingley R.M.									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
November 2012	11	0	0	0	0	0	0	0	11
November 2011	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
November 2012	6	0	0	0	0	3	0	0	9
November 2011	6	1	0	0	0	0	0	0	7
Rosser R.M.									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2012	1	0	0	0	0	20	0	0	21
November 2011	1	0	0	0	0	1	0	0	2
St. Francois Xavier R.M.									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2012	34	0	0	5	0	0	0	0	39
November 2011	12	0	0	7	0	0	0	0	19
Tache R.M.									
November 2012	0	0	0	0	0	7	0	0	7
November 2011	2	0	0	0	1	2	2	4	11
West St. Paul R.M.									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2012	226	7	0	6	31	90	3	143	506
November 2011	183	9	0	13	11	44	13	57	330

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
November 2012	151	9	0	0	1	3	0	169	333
November 2011	143	0	0	0	36	39	7	74	299
East St. Paul R.M.									
November 2012	0	0	0	3	0	0	0	0	3
November 2011	4	0	0	1	0	0	0	0	5
Headingley R.M.									
November 2012	2	0	0	0	0	0	0	0	2
November 2011	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
November 2012	6	0	0	0	0	0	0	0	6
November 2011	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
November 2012	5	0	0	0	3	3	0	0	11
November 2011	6	0	0	0	0	0	0	0	6
Rosser R.M.									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
November 2012	5	0	0	0	0	0	0	0	5
November 2011	7	0	0	0	0	0	0	0	7
St. Francois Xavier R.M.									
November 2012	2	0	0	0	0	0	0	0	2
November 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2012	5	0	0	8	0	0	0	0	13
November 2011	15	0	0	1	0	0	0	0	16
Tache R.M.									
November 2012	5	0	0	0	0	5	0	0	10
November 2011	4	0	0	0	0	0	0	10	14
West St. Paul R.M.									
November 2012	3	0	0	0	0	0	0	0	3
November 2011	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
November 2012	184	9	0	11	4	11	0	169	388
November 2011	188	0	0	2	36	39	7	84	356

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Winnipeg City	125	151	4	2	32	76	73	94	234	323	-27.6
East St. Paul R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
Headingley R.M.	10	0	0	0	0	0	0	0	10	0	n/a
MacDonald R.M.	7	2	0	0	0	0	0	0	7	2	**
Ritchot R.M.	10	2	0	0	0	0	16	0	26	2	**
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	4	11	0	0	0	0	0	0	4	11	-63.6
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	12	22	0	0	0	0	0	0	12	22	-45.5
Tache R.M.	3	3	0	0	0	0	24	0	27	3	**
West St. Paul R.M.	4	1	0	0	0	0	0	0	4	1	**
Winnipeg CMA	178	197	4	2	32	76	113	94	327	369	-11.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Winnipeg City	1,566	1,491	102	34	182	294	1,518	844	3,368	2,663	26.5
East St. Paul R.M.	19	18	0	0	0	0	0	0	19	18	5.6
Headingley R.M.	45	10	0	0	0	0	0	0	45	10	**
MacDonald R.M.	47	41	0	0	0	0	0	0	47	41	14.6
Ritchot R.M.	52	55	10	0	6	0	28	0	96	55	74.5
Rosser R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
St. Clements R.M.	46	57	0	0	0	0	0	30	46	87	-47.1
St. Francois Xavier R.M.	11	2	0	0	0	0	0	0	11	2	**
Springfield R.M.	132	112	0	4	0	0	0	12	132	128	3.1
Tache R.M.	38	46	0	0	0	13	72	36	110	95	15.8
West St. Paul R.M.	19	17	0	0	0	0	0	0	19	17	11.8
Winnipeg CMA	1,978	1,853	112	38	188	307	1,618	922	3,896	3,120	24.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Winnipeg City	32	76	0	0	45	46	28	48
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	16	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	24	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	32	76	0	0	85	46	28	48

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	182	164	0	130	722	261	796	583
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	6	0	0	0	28	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	12
Tache R.M.	0	0	0	13	24	12	48	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	188	164	0	143	774	303	844	619

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Winnipeg City	127	151	79	124	28	48	234	323
East St. Paul R.M.	1	3	0	2	0	0	1	5
Headingley R.M.	10	0	0	0	0	0	10	0
MacDonald R.M.	7	2	0	0	0	0	7	2
Ritchot R.M.	10	2	16	0	0	0	26	2
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	4	11	0	0	0	0	4	11
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	10	17	2	5	0	0	12	22
Tache R.M.	3	3	24	0	0	0	27	3
West St. Paul R.M.	4	1	0	0	0	0	4	1
Winnipeg CMA	178	190	121	131	28	48	327	369

Table 2.5: Starts by Submarket and by Intended Market
January - November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	1,631	1,521	941	429	796	713	3,368	2,663
East St. Paul R.M.	15	9	4	9	0	0	19	18
Headingley R.M.	45	10	0	0	0	0	45	10
MacDonald R.M.	47	38	0	3	0	0	47	41
Ritchot R.M.	56	55	40	0	0	0	96	55
Rosser R.M.	3	4	0	0	0	0	3	4
St. Clements R.M.	46	57	0	30	0	0	46	87
St. Francois Xavier R.M.	11	2	0	0	0	0	11	2
Springfield R.M.	125	98	7	18	0	12	132	128
Tache R.M.	38	46	24	12	48	37	110	95
West St. Paul R.M.	19	17	0	0	0	0	19	17
Winnipeg CMA	2,036	1,857	1,016	501	844	762	3,896	3,120

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Winnipeg City	150	143	14	4	0	47	160	135	324	329	-1.5
East St. Paul R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
Headingley R.M.	2	2	0	0	0	0	0	0	2	2	0.0
MacDonald R.M.	5	3	0	0	0	0	0	0	5	3	66.7
Ritchot R.M.	6	7	0	0	0	0	0	0	6	7	-14.3
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	5	6	0	0	0	0	0	0	5	6	-16.7
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	23	22	0	0	0	0	0	0	23	22	4.5
Tache R.M.	5	4	0	0	0	0	12	0	17	4	**
West St. Paul R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Winnipeg CMA	203	195	14	4	0	47	172	135	389	381	2.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Winnipeg City	1,490	1,374	54	32	234	215	899	743	2,677	2,364	13.2
East St. Paul R.M.	14	30	0	0	0	0	0	0	14	30	-53.3
Headingley R.M.	20	8	0	0	0	0	0	0	20	8	150.0
MacDonald R.M.	45	40	0	0	0	0	0	0	45	40	12.5
Ritchot R.M.	44	38	0	2	6	0	12	0	62	40	55.0
Rosser R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
St. Clements R.M.	43	51	0	0	0	0	30	0	73	51	43.1
St. Francois Xavier R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Springfield R.M.	144	116	0	8	0	0	0	0	144	124	16.1
Tache R.M.	38	57	0	0	14	20	36	36	88	113	-22.1
West St. Paul R.M.	18	16	0	0	0	0	0	0	18	16	12.5
Winnipeg CMA	1,862	1,737	54	42	254	235	977	779	3,147	2,793	12.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Winnipeg City	0	35	0	12	0	36	160	99
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	12	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	35	0	12	12	36	160	99

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	173	131	61	84	308	197	591	546
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	6	0	0	0	12	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	30	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	14	20	12	12	24	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	179	131	75	104	362	209	615	570

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Winnipeg City	161	145	0	73	163	111	324	329
East St. Paul R.M.	0	3	3	1	0	0	3	4
Headingley R.M.	2	2	0	0	0	0	2	2
MacDonald R.M.	5	3	0	0	0	0	5	3
Ritchot R.M.	6	7	0	0	0	0	6	7
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	5	6	0	0	0	0	5	6
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	14	17	9	5	0	0	23	22
Tache R.M.	5	4	12	0	0	0	17	4
West St. Paul R.M.	3	2	0	0	0	0	3	2
Winnipeg CMA	202	191	24	79	163	111	389	381

Table 3.5: Completions by Submarket and by Intended Market
January - November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	1,517	1,395	503	339	657	630	2,677	2,364
East St. Paul R.M.	10	20	4	10	0	0	14	30
Headingley R.M.	20	7	0	1	0	0	20	8
MacDonald R.M.	45	36	0	4	0	0	45	40
Ritchot R.M.	44	40	18	0	0	0	62	40
Rosser R.M.	2	5	0	0	0	0	2	5
St. Clements R.M.	43	51	30	0	0	0	73	51
St. Francois Xavier R.M.	4	2	0	0	0	0	4	2
Springfield R.M.	127	111	17	13	0	0	144	124
Tache R.M.	38	57	12	12	38	44	88	113
West St. Paul R.M.	18	16	0	0	0	0	18	16
Winnipeg CMA	1,868	1,740	584	379	695	674	3,147	2,793

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
November 2012	12	8.6	28	20.0	38	27.1	24	17.1	38	27.1	140	386,905	424,245
November 2011	16	12.4	37	28.7	34	26.4	13	10.1	29	22.5	129	369,937	401,147
Year-to-date 2012	191	13.8	365	26.4	308	22.3	211	15.3	305	22.1	1,380	372,403	398,010
Year-to-date 2011	239	18.4	404	31.1	254	19.6	119	9.2	283	21.8	1,299	350,940	389,518
East St. Paul R.M.													
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	0	0.0	0	0.0	2	13.3	1	6.7	12	80.0	15	524,779	526,367
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	600,000	605,070
Headingley R.M.													
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	6.3	1	6.3	0	0.0	14	87.5	16	580,906	636,285
Year-to-date 2011	0	0.0	1	11.1	2	22.2	1	11.1	5	55.6	9	--	--
MacDonald R.M.													
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
November 2011	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2012	2	5.7	5	14.3	3	8.6	0	0.0	25	71.4	35	476,882	458,320
Year-to-date 2011	10	25.6	9	23.1	6	15.4	1	2.6	13	33.3	39	355,000	376,443
Ritchot R.M.													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	--	--
Year-to-date 2012	4	19.0	4	19.0	3	14.3	3	14.3	7	33.3	21	389,900	406,961
Year-to-date 2011	9	42.9	5	23.8	1	4.8	2	9.5	4	19.0	21	323,400	365,302
Rosser R.M.													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
November 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
November 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	2	28.6	4	57.1	1	14.3	7	--	--
Year-to-date 2011	0	0.0	2	13.3	10	66.7	2	13.3	1	6.7	15	389,900	392,227
St. Francois Xavier R.M.													
November 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
November 2012	7	58.3	4	33.3	0	0.0	1	8.3	0	0.0	12	299,900	316,935
November 2011	1	11.1	0	0.0	4	44.4	2	22.2	2	22.2	9	--	--
Year-to-date 2012	17	17.5	22	22.7	22	22.7	22	22.7	14	14.4	97	386,073	380,939
Year-to-date 2011	3	3.8	21	26.9	33	42.3	9	11.5	12	15.4	78	380,805	381,947
Tache R.M.													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
Year-to-date 2011	6	31.6	5	26.3	5	26.3	2	10.5	1	5.3	19	338,976	340,672
West St. Paul R.M.													
November 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2011	0	0.0	1	11.1	5	55.6	0	0.0	3	33.3	9	--	--
Winnipeg CMA													
November 2012	19	11.4	33	19.9	38	22.9	27	16.3	49	29.5	166	388,500	422,382
November 2011	18	12.2	38	25.7	38	25.7	17	11.5	37	25.0	148	373,763	407,109
Year-to-date 2012	214	13.5	400	25.3	343	21.7	243	15.3	384	24.2	1,584	376,000	402,362
Year-to-date 2011	267	17.6	448	29.6	317	20.9	137	9.0	346	22.8	1,515	356,169	393,535

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2012

Submarket	Nov 2012	Nov 2011	% Change	YTD 2012	YTD 2011	% Change
Winnipeg City	424,245	401,147	5.8	398,010	389,518	2.2
East St. Paul R.M.	--	--	n/a	526,367	605,070	-13.0
Headingley R.M.	--	--	n/a	636,285	--	n/a
MacDonald R.M.	--	--	n/a	458,320	376,443	21.8
Ritchot R.M.	--	--	n/a	406,961	365,302	11.4
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	392,227	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	316,935	--	n/a	380,939	381,947	-0.3
Tache R.M.	--	--	n/a	--	340,672	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	422,382	407,109	3.8	402,362	393,535	2.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg November 2012

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2011	January	525	14.9	1,065	981	1,401	76.0	229,715	7.8	233,011
	February	730	8.8	1,022	1,183	1,472	69.4	228,180	6.0	234,767
	March	1,112	8.0	1,032	1,412	1,308	78.9	241,955	6.5	237,876
	April	1,091	-12.2	968	1,597	1,300	74.5	240,655	1.7	228,144
	May	1,366	1.8	947	2,055	1,330	71.2	248,547	4.6	234,234
	June	1,462	6.8	975	1,736	1,294	75.3	243,976	4.5	236,915
	July	1,179	4.6	1,010	1,532	1,378	73.3	238,258	5.8	237,986
	August	1,205	26.2	989	1,616	1,380	71.7	236,307	6.2	238,898
	September	1,137	4.5	1,023	1,560	1,362	75.1	237,421	6.7	241,676
	October	1,011	12.2	1,067	1,262	1,371	77.8	244,506	6.6	241,536
	November	822	5.8	1,028	919	1,341	76.7	236,127	4.1	244,235
	December	657	7.2	1,171	532	1,449	80.8	268,977	12.5	280,709
2012	January	516	-1.7	997	942	1,324	75.3	237,832	3.5	242,218
	February	731	0.1	983	1,150	1,370	71.8	250,754	9.9	254,984
	March	1,029	-7.5	1,022	1,482	1,406	72.7	247,459	2.3	246,473
	April	1,250	14.6	1,070	1,885	1,410	75.9	261,263	8.6	245,935
	May	1,499	9.7	1,020	1,977	1,359	75.1	266,379	7.2	256,681
	June	1,396	-4.5	1,022	1,786	1,385	73.8	257,095	5.4	253,871
	July	1,150	-2.5	971	1,493	1,330	73.0	249,175	4.6	248,465
	August	1,152	-4.4	982	1,590	1,405	69.9	248,301	5.1	259,076
	September	973	-14.4	1,001	1,506	1,431	70.0	248,750	4.8	256,361
	October	1,042	3.1	990	1,367	1,408	70.3	259,434	6.1	262,163
	November	793	-3.5	996	945	1,390	71.7	263,786	11.7	273,441
	December									
	Q3 2011	3,521	11.1		4,708			237,320	6.2	
	Q3 2012	3,275	-7.0		4,589			248,741	4.8	
	YTD 2011	11,640	6.2		15,853			239,853	5.1	
	YTD 2012	11,531	-0.9		16,123			254,928	6.3	

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Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2012

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	121.5	116.3	407	5.4	69.6	770
	February	607	3.50	5.44	122.3	116.7	409	5.6	69.8	773
	March	601	3.50	5.34	122.7	117.6	410	5.7	70.0	771
	April	621	3.70	5.69	122.8	117.9	410	5.7	69.9	773
	May	616	3.70	5.59	122.9	119.1	408	5.6	69.6	774
	June	604	3.50	5.39	123.8	118.3	406	5.6	69.1	780
	July	604	3.50	5.39	124.0	117.9	406	5.8	69.0	779
	August	604	3.50	5.39	124.2	118.0	405	5.8	68.9	780
	September	592	3.50	5.19	126.0	118.8	406	5.9	69.0	778
	October	598	3.50	5.29	126.1	119.0	408	5.8	69.1	780
	November	598	3.50	5.29	126.3	119.3	409	5.8	69.3	783
	December	598	3.50	5.29	126.3	118.3	413	5.7	69.7	787
2012	January	598	3.50	5.29	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.8	119.2	417	5.8	70.3	780
	April	607	3.20	5.44	128.1	120.0	419	5.7	70.5	777
	May	601	3.20	5.34	128.3	120.4	421	5.4	70.5	781
	June	595	3.20	5.24	129.2	120.0	419	5.4	70.1	783
	July	595	3.10	5.24	129.5	119.9	416	5.5	69.6	791
	August	595	3.10	5.24	129.7	120.2	415	5.7	69.5	795
	September	595	3.10	5.24	130.4	120.6	416	5.5	69.4	797
	October	595	3.10	5.24	131.0	120.9	415	5.5	69.3	800
	November	595	3.10	5.24		120.8	416	5.3	69.2	799
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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